2010100415155001

विकास नियंत्रण नियमावली - नाशिक

नाशिक महानगरपालिका हद्दी अंतर्गत इमारतीची कमाल उंचीची मर्यादा वाढविणेबाबत, महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम १९६६ चे कलम ३७(२) अन्वये अधिसूचना....

महाराष्ट्र शासन
नगर विकास विभाग
मंत्रालय, मुंबई : ४०० ०३२
शासन निर्णय क्र.टिपीएस-१११०९/३२४७/प्र.क्र.१०३/१०/नवि-९,
दिनांक: २१ सप्टेंबर, २०१०

शासन निर्णय :- सोबतची अधिसूचना महाराष्ट्र शासनाचे राजपत्रात कृपया प्रसिध्द करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(प्रदीप गोहिल)
कार्यासन अधिकारी

प्रति,

१) विभागीय आयुक्त, नाशिक विभाग, नाशिक.
२) संचालक, नगररचना, महाराष्ट्र राज्य, पुणे.
३) जिल्हाधिकारी, नाशिक.
४) आयुक्त, नाशिक महानगरपालिका, नाशिक.
५) उप सचिव (नगररचना), नगर विकास विभाग, मंत्रालय, मुंबई.
६) उपसंचालक, नगररचना, नाशिक विभाग, नाशिक.
७) सहायक संचालक नगररचना, नाशिक शाखा, नाशिक.
८) व्यवस्थापक, शासकीय मुद्रणालय व ग्रंथागार, येरवडा कारागृह, पुणे
(त्यांना विनंती करण्यात येते की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाचे राजपत्रात नाशिक विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करण्यात येऊन त्यांच्या प्रत्येकी ५ प्रती या विभागास, संचालक नगररचना, महाराष्ट्र राज्य, पुणे व उप संचालक, नगररचना, नाशिक विभाग, नाशिक यांना पाठविण्यात याव्यात.)
९) कक्ष अधिकारी, कार्यासन नवि-२९, नगर विकास विभाग
(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना विभागाच्या वेब साईटवर ठेवावी.)
१०) निवडनस्ती (कार्यासन, नवि-९)

****

37(1AA) C

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumbai 400 032.
Dated – 21st September, 2010.
NOTIFICATION

The Maharashtra Regional and Town Planning Act, 1966.

No. TPS-1109/3247/CR-103/10/UD-9: Whereas Development Control Regulations for Nashik Municipal Corporation (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the said Act") vide Notification No. TPS-1191/35/CR-88/UD-9, dated 28th September, 1993 to come into force with effect from 16th November, 1993 ;

And whereas, the Rule No. 13 of the said Regulations describes "Open Spaces, Area and Height Limitations" in the Nashik Municipal Corporation Limits, which permit the maximum height of the building upto 24.oo mt. ;

And whereas, the Nashik Municipal Corporation has submitted the modification proposal to enhance the maximum height limit to be permitted in the Nashik Municipal Corporation Limits and in this regards the Nashik Municipal Corporation has submitted following modification proposal to Government as per provisions of section 37 (1) of the said Act (hereinafter referred to as "the said Modification Proposal") ;

Proposed New Rule
Regulations regarding High Rise Buildings

(A) High rise building having height above 24.00 mt. upto 30.60 mt.

i) Minimum area of the plot shall be 1000 sq.mt.
ii) Minimum front setback shall be 7.50 mt.
iii) Side / rear marginal open spaces (minimum) shall be 7.50 m.
iv) Ground coverage (maximum) shall be 1/5 of the plot, which shall be measured above the stilt.
v) Minimum width of access road shall be 12.00 mt. which shall join another street of equal or greater width.
vi) Entire building shall be on stilt only and area basement for parking sha;; be permitted maximum 50% of the plot area.
vii) Fire protection requirements shall be fulfilled under guidance and clearance of Chief Fire Officer, Nashik Municipal Corporation. Also payment of premium as decided by the Nashik Municipal Corporation.
viii) Appointment of the Structural Engineer shall be made while applying for the building permission and his Structural Stability Certificate shall be furnished, while applying for Plinth Checking Certificate and part or full Occupancy Certificate.
ix) In single plot, distance between two buildings shall be kept minimum 12.00 mt.
x) For all buildings exceeding 24.00 mt. in height, refuge floor shall be provided at 8th floor or in between height of 24 mt. to 27 mt. and height of refuge floor

shall be provided 2.4 mt. Such refuge floor area shall not be included in F.S.I. calculations.

xi) In case of multistoried / multifamily dwelling apartment having height more than 24.00 mt., for ground level, separate garbage chutes for dry and wet garbage shall be provided with proper garbage collecting room at ground floor.

(B) High rise building having height above 30.60 mt. upto 36.60 mt.

i) Minimum area of the plot shall be 2000 sq.mt.
(Rest of conditions shall be applicable (ii) to (xi) as above.

xii) Two tier stilt may be permitted with ramps clear of marginal open spaces.

In the land other than sanctioned layout, if group housing scheme with building height more than 24 mt. is proposed by considering above terms and conditions then minimum width for internal means of access shall be provided upto 12mt. No deduction in F.S.I. for the area under internal means of access and open space shall be made for land area between 0.2 Ha. to 0.4 Ha. but open space area shall be earmarked. However for area of land above 0.4 Ha. deduction shall be made for open space and not for internal means of accesses for computation of F.S.I.

And whereas, after consulting the Director of Town Planning, Maharashtra State, Pune and after making necessary inquiries the Government is of the opinion that the said Modification Proposal should be sanctioned with some changes ;

Now therefore, in exercise of the powers vested under sub-section (2) of section 37 of the said Act, the Government hereby sanctions the said Modification Proposal as follows –

1) **Sanctioned New Rules –**

13.6 A) Regulations regarding High Rise Buildings

(a) High rise building having height above 24.00 mt. upto 30.60 mt.

i) Minimum area of the plot shall be 1000 sq.mt. (with amalgamation of plots)

ii) Minimum front setback shall be 7.50 mt. or one forth of the height of the building whichever is more.

iii) Minimum side / rear marginal distance shall be one forth of the height of the building.

iv) Minimum width of the access road shall be 12.00 mt. which shall join another street of equal or greater width.

v) For residential building, it is necessary to provide full stilt in building. If full ground floor is to be used for commercial purpose, it is necessary to provide parking for commercial in basement and parking for residential purpose should be provided in stilt or on first / second floor. If the ground floor is to be utilised for partly commercial purpose, it is necessary to provide parking for commercial in basement and parking for residential in stilt or on ground / first

/ second floor. The independent ramp shall be provided with keeping marginal distances for to & fro.

vi) Parking shall be in stilts or basements. Two Tier basement / stilt may be permitted with permission of the Commissioner. Ramps to the basement / stilts shall be provided excluding marginal spaces.

vii) Fire extinguish requirement shall be fulfilled under guidance and clearance of the Chief Fire Officer, Nashik Municipal Corporation. Also payment of premium should be levied as decided by the Nashik Municipal Corporation.

viii) Appointment of the Structural Engineer shall be made while applying for the building permission and his structural stability certificate shall be furnished while applying for plinth checking certificate and part or full occupancy certificate.

ix) The Minimum distance between two buildings in a plot shall be 12.00 mt. or marginal space required for higher building whichever is more.

x) For all buildings exceeding 24 mt. In height, refuge floor shall be provided at 8th floor or in between height of 24.00 mt. to 27.00 mt. And the height of the refuge floor shall be provided 2.40 mt. Such refuge floor area shall not be included in F.S.I. calculations.

xi) In case of multistoried / multifamily dwelling apartment having height more than 24.00 mt. for ground level, separate garbage chutes for dry and wet shall be provided with proper garbage collecting room at ground floor.

13.6(b) High rise building having height above 30.60 mt. up to 40.00 mt.

i) Minimum area of the plot shall be 1500 sq.mt. (with amalgamation of plots)
ii to xi As above.

13.6(c)

i) The maximum height of building shall not exceed 40 meters.

ii) For fire fighting Regulation the building height should be calculated from Ground level.

iii) For calculation of required marginal distance according to height of building it should be calculated from habitable floor excluding parking floor height.

13.6(d) In the land other than sanctioned layout, if group housing scheme with building height more than 24 mt. is proposed by considering above terms and conditions then minimum width for internal means of access shall be provided upto 12mt. No deduction In F.S.I. for the area under internal means of access and open space shall be made for land area between 0.2 Ha. to 0.4 Ha. but open space area shall be earmarked. However for area of land above 0.4 Ha. deduction shall be made for open space and not for internal means of accesses for computation of F.S.I.

Modification to existing regulation

13. Open spaces, Area & Height Limitations

13.2 Interior open spaces (Chowks)

13.2.1 Inner chowks for congested and other area inner chowks shall be as below–

TABLE

Maximum height of the Building (mt)	Minimum area (sq.mt.)	Minimum dimension (mt.)
7.50	6.00	2.40
24.00	24.00	4.00
27.00	27.00	4.00
30.00	30.00	5.00
33.00	33.00	5.00
36.00	36.00	5.00
40.00	36.00	5.00

13.2.1.1 Ventilation shafts "(Provision for ventilation shaft as given in Rule No. 15.13.5

TABLE

Maximum height of the Building (mt)	Minimum area (sq.mt.)	Minimum dimention (mt.)
Upto 7.50	1.44	1.20
Upto 24.00	5.00	2.00
Upto 27.00	6.00	2.00
Upto 30.00	7.00	2.50
Upto 33.00	8.00	2.50
Upto 36.00	9.00	3.00
Upto 40.00	9.00	3.00

TABLE 23 (2)

Sr. No.	**Minimum plot size (sq.mt.)**	**Maximum height of building**	**Minimum side & rear setback distance (mt)**	**Type of developme-nt**	**Maximum ground coverage**
1	750	24.00	1/4 height of the building subject to minimum of 3.00 mt.	Detached	1/3 of plot area
2	1,000	30.60	1/4 height of the building	Detached	--
3	1,500	40.00	1/4 height of the building	Detached	--

2) Fixes the date of publication of this Notification in the Govt. Gazette as the date of coming in to force of this modification.

3) Directs the Nashik Municipal Corporation to add new entry as above after last entry in the Schedule of Modifications appended to the Notification sanctioning the said Regulations.

Note :- This Notification is also published on Government web at www.urban.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra,

(Pradeep Gohil)
Section Officer to Government